



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 02:50 PM Fee: \$34.00

2021235829

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 1st AMENDED MANAGEMENT CERTIFICATE FOR
SPRINGFIELD (AUSTIN) HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Subdivision: Springfield
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Springfield (Austin) Homeowners' Association, Inc.
4. Recording Data for Association: Phase B Section One, Plat Maps are recorded under Document No. 250000400.

Final Plat for Springfield, Phase B, Section Two is filed under Document No. 200100045.

Final Plat for Springfield, Phase B, Section Three is filed under Document No. 200100157.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Springfield, Phase B, Section one is filed under Document No. 200121326.

First Supplement to Declaration Covenants, Conditions and Restrictions is filed under Document No. 2001151985.

Second Supplement to Declaration Covenants, Conditions and Restrictions is filed under Document No. 2002054746.

Third Supplement to Declaration Covenants, Conditions and Restrictions is filed under Document No. 2002094363.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Amendment Bylaws for Springfield (Austin) Homeowners' is filed under Document No. 20088031742.

Amendment to Bylaws of Springfield (Austin) Homeowners' is filed under Document No. 2009028889.

Amendment to Bylaws of Springfield (Austin) Homeowners' is filed under Document No. 2010142818.

Resolution to Amend The Bylaws of Springfield is filed under Document No. 2015100429.

Springfield (Austin) Homeowner's Association, Inc. Resolution Collection Policy for Delinquent Accounts is filed under Document No. 2018115572.

Resolution of The Board of Directors for Covenants Compliance Inspection is filed under Document No. 2008020724.

Resolutions of The Board of Directors Adopting Rules for Springfield is filed under Document No. 2010149133.

Amendment of Rules and Regulations is filed under Document No. 2012002152.

Deed Restriction Guidelines and Clarifications are filed under Document No. 2013103283.

Drought-Resistant Landscaping and Natural Turf Guidelines are filed under Document No. 2014041135.

Resolution Standby Electric Generator Policy is filed under Document No. 2015150363.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

- Association Transfer Fee - \$100.00 paid by seller and \$100.0 paid by buyer

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Springfield (Austin) Homeowners' Association, Inc.

By: [Signature]
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Springfield (Austin) Homeowners' Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

